

MABE Meeting Minutes February 25, 2020

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In Attendance:

Lori Sifford
Darrell Gibble
Jose Colon
Steve Keech
Stephen Kalis, Fox Rothschild
Keith Showalter, Systems Design
Charlotte Gehman

Absent:

Floyd Jennelle
Dave Friedman, EEMA
John Dean, EEMA

Others in Attendance:

Jack Stewart, Borough Council Liaison
Joe Margusity, Blue Rock Developer
Gregory Walker, 25 Park Ave.

Meeting called to order at 7:00p

Meeting Minutes

Motion by Jim to approve Minutes of January 28, 2019 Board Meeting as presented. Second by Darrell. Motion approved.

Public Comment

Gregory Walker - Mr. Walker asked how EDU's are calculated and for consideration of the second unit on his property because he is not renting or using the second unit. Keith reviewed the conditions for making any adjustment in the EDU charge. Lori asked Mr. Walker to put the request in writing, so the Board can consider the request.

Correspondence/Communication

PMAA Training and Spring Dinner Meeting - No members are planning to attend.

Operator's Report

EEMA staff were not at the meeting, but Keith reviewed an issue with installing the fine screen brush, which has been resolved. This caused a TSS violation related to the equipment breakdown.

Werner/Stoltzfus Manhole Repair – No update currently.

HVAC – Pre-filter/Strainer Quote – No update currently.

Engineer's Report

Blue Rock Project –Keith reviewed the staff meeting discussion and that DEP has confirmed that they will approve the sewage facilities planning module if MABE agrees to be the permittee. Equipment will be owned and maintained by the HOA and this is documented in the agreements, including the grinder pumps and force main. Funds will be in place to maintain the equipment.

Motion by Darrell to approve the plan for the sanitary sewer improvements associated with the project known as Blue Rock at Elverson (the "Project") subject to the Developer's satisfaction, in a manner deemed acceptable to the Authority, and prior to the issuance of any permits, of the following conditions:

- 1. Compliance with all terms and conditions imposed by the Council of the Borough of Elverson as part of its approval of the Project;***
- 2. Payment to the Authority of all past engineering fees owed, which served as a condition of approval granted by Council, in the amount of \$9,825.75 which shall be paid to the Authority prior to the release of the final plans for recording;***

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3. *The incorporation and compliance with all comments, terms and conditions outlined in the review letters issued by the Authority's engineer;*
4. *The obtainment, in a form satisfactory to the Authority, and delivery of all permits required for the Project;*
5. *The timely filing (with proof thereof to be provided to the Authority) of the Declaration of Covenants, Conditions and Restrictions governing the Homeowner's Association (which shall include the purchase, on-site storage, and maintenance of three (3) back-up grinder pumps, a generator based upon the specifications provided by the Authority, and payment to the Authority in an amount equal to the cost of two (2) additional grinder pumps) in the form approved by the Authority which shall include the implementation and use of the Operations and Maintenance Agreement together with the Sewer Grinder Pump Acknowledgement to Homeowners in the forms approved by the Authority;*
6. *The timely filing (with proof thereof to be provided to the Authority) of the Blanket Sanitary Sewer Easement Agreement in the form approved by the Authority;*
7. *The payment to the Authority of any and all outstanding fees and costs owed in connection with the review and approval of the Project with payment to be made prior to the recording of the final plans;*
8. *A contribution toward upgrades involving the Corbett Pump Station which shall be comprised of the following (and in accordance with the site plan prepared by the Authority's engineer dated September 20, 2019):*
 - *Constructing, at its sole expense and subject to a design and location approved by the MABE, a green vinyl coated chain-link fence, six (6) feet in height, surrounding the perimeter of the pump station;*
 - *Paving, at its sole cost and expense, the parking area at the pump station based upon the specifications outlined in the estimate prepared by M & A Excavating, LLC and provided at the staff meeting held on February 11, 2020;*
 - *Providing payment for the entire cost of an upgraded control panel to service the pump station;*
 - *Planting a landscape screen (e.g. arborvitae) on two (2) of the four (4) sides of the pump station to shield the same from view by the neighbors; and*
 - *Provide a back-up pump (based upon MABE specifications) for the pump station or a cash contribution to the MABE in the amount of \$4,000.00, whichever is less.*
9. *Provide the Authority with four (4) sets of the final plans to be submitted for recording;*
10. *Enter into a Construction Escrow Agreement and post all required financial security, for the sanitary sewer improvements to be offered for Dedication to the Authority as well as providing all as-built drawings (consisting of two paper copies and a CD containing the drawings in Auto-CAD format); and*
11. *Comply with all post-construction obligations including the signing of all Deeds of Dedication and Maintenance Agreements.*

Second by Jim. Motion approved.

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Blue Rock Developer Joe Margusity – agreed with the motion as prepared.

Main St. Manholes, A-Series Manholes – Scheduled for April.

Chapter 94 Report, Draw Down Testing – Keith reviewed the Draw Down Testing results and DEP Spreadsheet and the Wasteload Management Report that accompany the Chapter 94 report. **Motion by Darrell to approve the submission of the Chapter 94 upon final review and signature of Lori Sifford. Second by Steve. Motion approved.** Keith feels the plant is in good shape.

14 N. Brick Lane Development – Keith reviewed the proposed project at 14 N. Brick lane and his review letter. An improvements agreement will be required. Keith has included a written certification to confirm that MABE has the capacity to add this EDU to the system. **Motion by Steve to approve the written sewer capacity certification form for planning module purposes. Second by Darrell. Motion approved.** Keith anticipates another set of plans. Keith will inquire about the pipe that appears to be close to the retention pond.

Easement Plans/Right of Way Plans – Keith inquired whether MABE has any easement plans historically. Darrell does not think MABE has ever received easement plans. Board agreed that it would be good to request these for projects going forward.

Solicitor's Report

Blue Rock Agreements – Stephen reviewed the issues reviewed at the staff meetings and the agreements being put in place and the conditions of approval.

Corbett Easement Agreement – Stephen reviewed the chain of title and revision of the Corbett Pump Station including the legal description to provide fencing, an expanded parking area as well as some shrubbery. Charlotte will coordinate the signing of the easement with the Troxell's and provide it to Stephen for filing. **Motion by Jim to approve the Corbett Easement Agreement. Second by Darrell. Motion approved.**

Old Business

Insurance Review – Charlotte will arrange a meeting with Keith and Dave Friedman to confirm the values.

New Business

Treasurer's Report

Sign Checks – **Motion by Jim to approve the payables as presented. Second by Darrell. Motion approved.**

Admin Update

Sewer Plumbing Inspections, Transfer of Responsibility – In response to a title company request to transfer the sewer plumbing repairs to the buyer, the Board confirms that the repairs must be completed prior to transfer. Charlotte will confirm this with the title company.

Collections Procedure – Review of changes made for customers with high balances who have paid liens through Portnoff previously to further disallow payment plans and to consolidate liens so they must all be paid to avoid Sheriff Sale. Stephen will review the Water Services Act for discussion at a future meeting.

Executive Session

Meeting Adjourned 8:17p

Next Regular Board Meeting is Scheduled for **Tuesday, March 31, 2020** at 7:00p.

Respectfully submitted by Charlotte Gehman